STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Sha-C. Sylvester
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF October, 2007.

NOTARY PUBLIC

My Commission expires: 12/6/2010

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/6/2010
COUNTY OF WILLIAMSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Stephen Calvin Powers

Address of New Owner	Send Tax Bills To:	Tax Information:
James O. Reich 416 Chadwell Drive Nashville, TN 37115	Same	051-03

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Stephen Calvin Powers,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **James O. Reich, a single person,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60 feet on the northeasterly margin of Chadwell Drive and extends back 234.6 feet on the southeasterly line and 239.7 feet on the northwesterly line to a dead line in the rear, measuring 60.22 feet thereon.

BEING the same property conveyed to Stephen Calvin Powers, by quitclaim deed from Mary Elizabeth Powers, dated 9/6/2006 and recorded 9/14/2006 at Instrument Number 20060914-0114203, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Mary Elizabeth Powers and husband Stephen C. Powers by deed from M. Stephen Powers, dated 8/19/2003 and recorded 9/2/2003 at Instrument Number 20030902-0127063, Register's Office of Davidson County, Tennessee.

This is improved property generally located:
416 Chadwell Drive, Nashville, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2007 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/31/07 10:27 2 pgs
Fees:13.00 Taxes:397.75

20071031-0128255

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Stephen Calvin Powers,** has caused this instrument to be executed, this the 25 day of Oct, 2007.

Stephen Calvin Powers

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Stephen Calvin Powers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 25 day of Oct, 2007.

My commission Expires: Oct 31. 2007

Marie Collins
NOTARY PUBLIC

MARIE COLLINS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TN